



Keegan White
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6 Cromwell Road | £450,000



Features

- Semi Detached House
- Open Plan Kitchen / Dining / Living Room
- Two Bathrooms
- Large Workshop/Garage
- Scope to Extend (STTP)
- Driveway Parking

Delightful three bedroom semi detached home that offers great living accommodation and the opportunity to add to the home

The main entrance is to the side under a pitch roof and opens into the central entrance lobby, on the right is a sitting room which could also be used as a bedroom with a bay window to the front and feature fireplace. The dining room includes a large under stairs cupboard and door leading to the large open plan kitchen, dining, living room. The kitchen is well appointed with a range of base and eye level storage units, expansive kitchen worktop, a breakfast bar, stainless steel sink and drainer with mixer tap, twin ovens and gas hob with extractor over and space for a

fridge/freezer and dishwasher. The kitchen is open to a delightful sitting room overlooking the rear garden with patio doors onto an external seating area. There is a ground floor shower room, complete with basin, toilet and shower cubicle and door leading to the garage which is currently used as a workshop and includes plumbing for a washing machine. To the first floor are two double bedrooms with built in storage and a large family bathroom with shower over, basin and toilet. The house benefits from an Envirovent Air Flow System to promote air flow throughout home. Externally to the front of the property is a small front garden with driveway parking for two cars. The rear private garden includes a lawn, seating area, established planting and borders and a brick built shed.



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A tucked away location just to the east of Wycombe's town centre provides a peaceful environment which is within walking distance of local amenities, the railway station and the picturesque Rye Park. The park itself is home to a boating lake, the Rye Lido, cricket, tennis & bowls clubs, along with many other outdoor leisure facilities. The Ryemead Retail Park is close by and offers a mixture of stores including a Marks and Spencers Simply Food. The town offers a wide range of facilities numbering among them the Eden Centre that has a host of retail, hospitality and entertainment venues, the ever popular Swan

Theatre and a sports centre with an Olympic sized swimming pool and rock climbing wall for the brave, and many other activities. Two key reasons for people moving to High Wycombe are the schools and the commuter benefits, and Cromwell Road is perfectly positioned to take advantage of both.

Property Information (to be verified by your solicitor)
EPC Rating: D (63)
Council Tax Band: D

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